

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Housing Authority of the City of Alamo

Small PHA Plan Update
Annual Plan for Fiscal Year: 2002

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: Alamo Housing Authority

PHA Number: TX064

PHA Fiscal Year Beginning: (10/2002)

PHA Plan Contact Information:

Name: Mary Vela

Phone: (956) 787-2352

TDD:

Email (if available): mvela@alamoha.com

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)

- ☒ Main administrative office of the PHA
☐ PHA development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
☐ PHA development management offices
☐ Main administrative office of the local, county or State government
☐ Public library
☐ PHA website
☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
☐ PHA development management offices
☐ Other (list below)

PHA Programs Administered:

☒ Public Housing and Section 8 ☐ Section 8 only ☐ Public Housing Only

Annual PHA Plan Fiscal Year 2002

[24 CFR Part 903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

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6. Other Information:	
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<input checked="" type="checkbox"/> Attachment A : Supporting Documents Available for Review	
<input checked="" type="checkbox"/> Attachment __: Capital Fund Program Annual Statement	
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<input checked="" type="checkbox"/> Attachment __: Public Housing Drug Elimination Program (PHDEP) Plan	
<input checked="" type="checkbox"/> Attachment __: Resident Membership on PHA Board or Governing Body	
<input checked="" type="checkbox"/> Attachment __: Membership of Resident Advisory Board or Boards	
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<input type="checkbox"/> Other (List below, providing each attachment name)	

ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

The Alamo Housing Authority did not make any policy or program changes from last year's plans.

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. [X] Yes ☐ No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 135,311.00

C. [X] Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan is provided as Attachment

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes [X] No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to next component ; if "yes", complete one activity description for each development.)

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

A. [X] Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

B. Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- [X] Establishing a minimum homeowner down-payment requirement of at least 3 percent and requiring that at least 1 percent of the down-payment comes from the family's resources

☒ Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards

☐ Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

A. ☐ Yes ☒ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$ _____

C. ☐ Yes ☒ No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

D. ☒ Yes ☐ No: The PHDEP Plan is attached at Attachment _____
Is only report for open programs

6. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are Attached at Attachment (File name) RAB Comments 2002

3. In what manner did the PHA address those comments? (select all that apply)

☐ The PHA changed portions of the PHA Plan in response to comments
A list of these changes is included

☐ Yes ☐ No: below or

☐ Yes ☐ No: at the end of the RAB Comments in Attachment _____.

☒ Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment _____.

☐ Other: (list below)

B. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction:) **County of Hidalgo**
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - ☐ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - ☐ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - ☐ Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
 - ☐ Other: (list below)
3. PHA Requests for support from the Consolidated Plan Agency
 - ☐ Yes ☐ No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: N/A

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-year Plan:

Any change to the Mission Statement:

- 50% delete from or addition to the goals and objectives as a whole; and
- 50% or more decrease in quantifiable measurement of any individual goal and objective.

A. Significant Amendment or Modification to the Annual Plan:

- Changes to rent or admissions policies or organization of the waiting list;
- Additions of non-emergency work items (items not included in the current annual statement or 5-year Action Plan) or change in use of replacement reserve under Capital Fund;
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Attachment A

Supporting Documents Available for Review

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
N/A	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
N/A	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
N/A	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
N/A	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
N/A	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
N/A	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
N/A	PHDEP-related documentation: <ul style="list-style-type: none"> Baseline law enforcement services for public housing developments assisted under the PHDEP plan; Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; Coordination with other law enforcement efforts; Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Alamo Housing Authority		Grant Type and Number Capital Fund Program: TX59P064-50102 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	5,000.00			
3	1408 Management Improvements	8,500.00			
4	1410 Administration	10,000.00			
5	1411 Audit	00			
6	1415 liquidated Damages	00			
7	1430 Fees and Costs	9,500.00			
8	1440 Site Acquisition	00			
9	1450 Site Improvement	00			
10	1460 Dwelling Structures	92,311.00			
11	1465.1 Dwelling Equipment—Nonexpendable	10,000.00			
12	1470 Nondwelling Structures	00			
13	1475 Nondwelling Equipment	00			
14	1485 Demolition	00			
15	1490 Replacement Reserve	00			
16	1492 Moving to Work Demonstration	00			
17	1495.1 Relocation Costs	00			
18	1498 Mod Used for Development	00			
19	1502 Contingency	00			
20	Amount of Annual Grant: (sum of lines 2-19)	135,311.00			
21	Amount of line 20 Related to LBP Activities	00			
22	Amount of line 20 Related to Section 504 Compliance	1,800.00			
23	Amount of line 20 Related to Security	00			
24	Amount of line 20 Related to Energy Conservation Measures	00			

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name: Alamo Housing Authority		Grant Type and Number Capital Fund Program #: TX59P064-50102 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
Agency-Wide	Operation							
	May not exceed 20% of total grant	1406		5,000.00				
	Subtotal			5,000.00				
	Management Improvement							
	Provide Technical Assistance PHA Plan	1408		1,500.00				
	Provide Training to Staff member	1408		2,500.00				
	Upgrade procurement policy	1408		2,500.00				
	Upgrade computer system	1408		2,000.00				
	Subtotal			8,500.00				
	Administration							
	Coordination of CFP	1410		10,000.00				
	Subtotal			10,000.00				
	Fees and Costs							
	A/E Service Fees	1430		7,000.00				
	Consultant Fees, PHA Plan/Annual Stmt	1430		2,500.00				
	Subtotal			9,500.00				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Alamo Housing Authority		Capital Fund Program #: TX59P064-50102 Capital Fund Program Replacement Housing Factor #:				2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
TX064-01&02	Dwelling Structure							
Poinsettia	Re-point brick	1460	40bldg.	40,000.00				
	Replace interior closet doors w/hardware	1460	60ea	6,558.00				
	Replace range-hood	1460	40ea	4,000.00				
	Replace medicine cabinets	1460	40ea	4,000.00				
	Replace shower faucets	1460	40ea	6,000.00				
	Provide bathroom accessories	1460	40ea	3,000.00				
	Subtotal			63,558.00				
	Dwelling Equipment							
	Replace stove	1465.1	40ea	10,000.00				
	Subtotal			10,000.00				
TX064-03	Dwelling Structure							
Bluebonnet	Replace range-hood	1460	12ea	1,800.00				
	Replace bathroom bar for HC	1460	12ea	1,800.00				
	Provide bathroom accessories	1460	12ea	1,500.00				
	Subtotal			5,100.00				
TX064-04	Dwelling Structure							
Macario	Painting interior units	1460	20ea	13,653.00				
Villarreal	Replace exterior screen door (HD)	1460		10,000.00				
	Subtotal			23,653.00				
	Total CFP501-02			145,353.00				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

[illegible]

Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP 5-Year Action Plan		
[X] Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
<u>Operations</u>	10,000.00	2003
<u>Administration</u>	14,000.00	2003
<u>Fees and Costs</u>	7,500.00	2003
<u>Site Improvement</u>		
Provide Recreational Equipment	6,500.00	2003
Replace all clothes lines	10,000.00	2003
<u>Dwelling Structures</u>		
Replace all kitchen and bathroom faucets, Repair foundation structures	87,311.00	2003
TOTAL FISCAL YEAR 2003	135,311.00	
<u>Operations</u>	10,000.00	2004
<u>Administration</u>	12,000.00	2004
<u>Fees and Costs</u>	7,500.00	2004
<u>Site Improvement</u>		
Replace side walk	15,000.00	2004
<u>Dwelling Structures</u>		
Repair or Replace roofing shingle	100,811.00	2004
<u>Non-Dwelling Equipment</u>		
Provide maintenance equipments	5,000.00	2004
TOTAL FISCAL YEAR 2004	135,311.00	

Total estimated cost over next 5 years		
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Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP 5-Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)

<u>Operations</u>	10,000.00	2005
<u>Administration</u>	14,000.00	2005
<u>Fees and Costs</u>	7,500.00	2005
<u>Site Improvement</u>		
Replace Water heater all units	25,200.00	2005
<u>Dwelling Structures</u>		
Replace Roofing shingle	78,611.00	2005
TOTAL FISCAL YEAR 2005	135,311.00	
<u>Operations</u>	10,000.00	2006
<u>Administration</u>	12,000.00	2006
<u>Fees and Costs</u>	7,500.00	2006
<u>Site Improvement</u>		
Provide roaches treatment and trim trees	5,000.00	2006
<u>Dwelling Structures</u>		
Replace all kitchen range hood, vinyl flooring	85,811.00	2006
<u>Non-Dwelling Equipment</u>		
Provide new truck for maintenance	15,000.00	2006
TOTAL FISCAL YEAR 2006	135,311.00	
Total estimated cost over next 5 years		

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1:
Summary**

PHA Name: Alamo Housing Authority		Grant Type and Number Capital Fund Program: TX59P064-50101 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: 2001	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	10,000.00		10,000.00	10,000.00

3	1408 Management Improvements	00		00	00
4	1410 Administration	14,000.00		.00	.00
5	1411 Audit	00		00	00
6	1415 liquidated Damages	00		00	00
7	1430 Fees and Costs	7,500.00		.00	.00
8	1440 Site Acquisition	00		00	00
9	1450 Site Improvement	18,000.00		.00	.00
10	1460 Dwelling Structures	95,853.00		22,000.00	5,842.06
11	1465.1 Dwelling Equipment—Nonexpendable	00		00	00
12	1470 Nondwelling Structures	00		00	00
13	1475 Nondwelling Equipment	00		00	00
14	1485 Demolition	00		00	00
15	1490 Replacement Reserve	00		00	00
16	1492 Moving to Work Demonstration	00		00	00
17	1495.1 Relocation Costs	00		00	00
18	1498 Mod Used for Development	00		00	00
19	1502 Contingency	00		00	00
20	Amount of Annual Grant: (sum of lines 2-19)	145,353.00		32,000.00	15,842.06
21	Amount of line 20 Related to LBP Activities	00		00	00
22	Amount of line 20 Related to Section 504 Compliance	00		00	00
23	Amount of line 20 Related to Security	00		00	00
24	Amount of line 20 Related to Energy Conservation Measures	00		00	00

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Alamo Housing Authority		Capital Fund Program #: TX59P064-50101				2001		
		Capital Fund Program Replacement Housing Factor #:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operation							
	May not exceed of 20% of total grant	1406		10,000.00		10,000.00	10,000.00	complete

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Alamo Housing Authority		Capital Fund Program #: TX59P064-50101				2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	Subtotal			10,000.00		10,000.00	10,000.00	
	Administration							
	CFP Contract Administration	1410		14,000.00		.00	.00	Pending
	Subtotal			14,000.00		0.00	0.00	
	Fees and Costs							
	A/E Services	1430		7,500.00		.00	.00	Pending
	Subtotal			7,500.00		0.00	0.00	
TX064-1, 2, 3	Site Improvement							
	Re-paving parking area and provide additional parking	1450		18,000.00		.00	.00	Pending
	Subtotal			18,000.00		0.00	0.00	
TX064-1, 2, 3	Dwelling Structures							
	Painting All units inside, replace closet, Bathroom and bedroom doors	1460		95,853.00		22,000.00	5,842.06	On going
	Subtotal			95,853.00		22,000.00	5,842.06	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

[illegible]

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Alamo Housing Authority		Grant Type and Number Capital Fund Program: TX59P064-50100 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	2,000.00		2,000.00	2,000.00
3	1408 Management Improvements	.00		.00	.00
4	1410 Administration	20,000.00		20,000.00	10,709.48
5	1411 Audit	.00		.00	.00
6	1415 liquidated Damages	.00		.00	.00
7	1430 Fees and Costs	1,800.00		1,800.00	.00
8	1440 Site Acquisition	.00		.00	.00
9	1450 Site Improvement	13,226.00		13,226.00	13,226.00
10	1460 Dwelling Structures	80,000.00		80,000.00	75,506.00
11	1465.1 Dwelling Equipment—Nonexpendable	26,000.00		26,000.00	.00
12	1470 Nondwelling Structures	.00		.00	.00
13	1475 Nondwelling Equipment	.00		.00	.00
14	1485 Demolition	.00		.00	.00
15	1490 Replacement Reserve	.00		.00	.00
16	1492 Moving to Work Demonstration	.00		.00	.00
17	1495.1 Relocation Costs	.00		.00	.00
18	1498 Mod Used for Development	.00		.00	.00
19	1502 Contingency	.00		.00	.00
20	Amount of Annual Grant: (sum of lines 2-19)	143,026.00		143,026.00	101,441.48
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Alamo Housing Authority		Capital Fund Program #: TX59P064-50100 Capital Fund Program Replacement Housing Factor #:				2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operation							
	May not exceed of 20% of total grant	1406		2,000.00		2,000.00	2,000.00	Complete
	Subtotal			2,000.00		2,000.00	2,000.00	
	Administration							
	CFP Contract Administration	1410		20,000.00		20,000.00	10,709.48	On going
	Subtotal			20,000.00		20,000.00	10,709.48	
	Fees and Costs							
	A/E Services	1430		1,800.00		1,800.00	.00	On going
	Subtotal			1,800.00		1,800.00	0.00	
TX064-1, 2, 3	Site Improvement							
	Re-paving parking area and provide additional parking	1450		13,226.00		13,226.00	13,226.00	Complete
	Subtotal			13,226.00		13,226.00	13,226.00	
TX064-1, 2, 3	Dwelling Structures							
	Provide window screens and doors, frames and flooring	1460		80,000.00		80,000.00	75,506.00	On going
	Subtotal			80,000.00		80,000.00	75,506.00	
TX064-1, 2, 3	Dwelling Equipment Non-expendable							
	Replace stove and refrigerators	1465.1		26,000.00		26,000.00	.00	On going
	Subtotal			26,000.00		26,000.00	0.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

[illegible]

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Alamo Housing Authority		Grant Type and Number Capital Fund Program: TX59P064-90999 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: 1999	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	.00	677.34	677.34	677.34
3	1408 Management Improvements	1,848.00	.00	.00	.00
4	1410 Administration	4,000.00	.00	1,800.00	1,800.00
5	1411 Audit	.00	.00	.00	.00
6	1415 liquidated Damages	.00	.00	.00	.00
7	1430 Fees and Costs	6,000.00	6,170.66	6,170.66	5,170.66
8	1440 Site Acquisition	.00	.00	.00	.00
9	1450 Site Improvement	.00	.00	.00	.00
10	1460 Dwelling Structures	88,635.00	92,285.00	90,485.00	87,285.00
11	1465.1 Dwelling Equipment—Nonexpendable	1,330.00	2,680.00	2,680.00	.00
12	1470 Nondwelling Structures	.00	.00	.00	.00
13	1475 Nondwelling Equipment	.00	.00	.00	.00
14	1485 Demolition	.00	.00	.00	.00
15	1490 Replacement Reserve	.00	.00	.00	.00
16	1492 Moving to Work Demonstration	.00	.00	.00	.00
17	1495.1 Relocation Costs	.00	.00	.00	.00
18	1498 Mod Used for Development	.00	.00	.00	.00
19	1502 Contingency	.00	.00	.00	.00
20	Amount of Annual Grant: (sum of lines 2-19)	101,813.00	101,813.00	101,813.00	94,933.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name: Alamo Housing Authority		Grant Type and Number Capital Fund Program #: TX59P064-90999 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operation							
	May not exceed of 20% of total grant	1406		.00	677.34	677.34	677.34	Complete
	Subtotal			0.00	677.34	677.34	677.34	
	Management Improvement							
	Provide Training to staff members	1408		1,848.00	.00	.00	.00	
	Subtotal			1,848.00	0.00	0.00	0.00	
	Administration							
	CIAP Contract Administration	1410		4,000.00	.00	1,800.00	1,800.00	Complete
	Subtotal			4,000.00	0.00	1,800.00	1,800.00	
	Fees and Costs							
	A/E Services	1430		6,000.00	6,170.66	5,170.66	5,170.00	Complete
	Subtotal			6,000.00	6,170.66	5,170.66	5,170.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Alamo Housing Authority		Grant Type and Number Capital Fund Program #: TX59P064-90999 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
TX64-001	Dwelling Structures							
	Replace or Upgrade Electrical Systems	1460	6 units	15,000.00	15,000.00	15,000.00	15,000.00	Complete
	Replace Old breaker box & breaker	1460	11 units	4,125.00	4,125.00	4,125.00	4,125.00	Complete
	Replace Wall furnaces	1460	30 units	19,500.00	19,500.00	19,500.00	19,500.00	Complete
	Painting Exterior Units & repair boards	1460	15 bldg.	18,300.00	18,000.00	16,200.00	13,000.00	On going
	Subtotal			56,925.00	56,625.00	54,825.00	51,625.00	
	Dwelling Equipment Non-expendable							
	Replace Water heater	1465.1	3 units	570.00	1,070.00	1,070.00	.00	On going
	Subtotal			570.00	1,070.00	1,070.00	0.00	
TX64-002	Dwelling Structures							
	Replace or Upgrade Electrical Systems	1460	1 unit	2,500.00	2,000.00	2,000.00	2,000.00	Complete
	Replace Old breaker box & breaker	1460	4 units	1,500.00	6,500.00	6,500.00	6,500.00	Complete
	Replace Wall furnaces	1460	10 units	6,500.00	6,500.00	6,500.00	6,500.00	Complete
	Painting Exterior Units & repair boards	1460	5 bldg.	6,100.00	5,860.00	5,860.00	5,860.00	Complete
	Subtotal			16,600.00	20,860.00	20,860.00	20,860.00	
	Dwelling Equipment Non-expendable							
	Replace Water heater	1465.1	2 units	380.00	880.00	880.00	.00	On going
	Subtotal			380.00	880.00	880.00	0.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

[illegible]

PHA Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Section 1: General Information/History

A. Amount of PHDEP Grant \$__25,000.00__

B. Eligibility type (Indicate with an “x”) N1__X__ N2____ R____

C. FFY in which funding is requested __2001__

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area. Unit count information should be consistent with that available in PIC.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Poinsettia I & II	40	136
Macario Villarreal Estates	20	100

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an “x” to indicate the length of program by # of months. For “Other”, identify the # of months).

12 Months____ 18 Months __X__ 24 Months _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. The Fund Balances should reflect the balance as of Date of Submission of the PHDEP Plan. The Grant Term End Date should include any HUD-approved extensions or waivers. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Grant Start Date	Grant Term End Date
FY 1995						
FY 1996						
FY 1997						
FY 1998	50,000.00	TX59DEP0640198	.00	N/A	04/01/1999	09/30/2000
FY 1999	25,000.00	TX59DEP0640199	2,179.69	N/A	07/01/2000	06/30/2001
FY 2000	25,000.00	TX59DEP0640200	24305.01	Will be requesting extension	09/28/2000	09/30/2001
FY 2001						

Section 2: PHDEP Plan Goals and Budget**A. PHDEP Plan Summary**

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FFY __01__ PHDEP Budget Summary	
Original statement	
Revised statement dated:	
Budget Line Item	Total Funding
9110 – Reimbursement of Law Enforcement	
9115 - Special Initiative	
9116 - Gun Buyback TA Match	
9120 - Security Personnel	11,756.00
9130 - Employment of Investigators	11,526.00
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	998.00
9170 - Drug Intervention	720.00
9180 - Drug Treatment	
9190 - Other Program Costs	
TOTAL PHDEP FUNDING	25,000.00

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 – Reimbursement of Law Enforcement					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDE P Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							
2.							
3.							

9115 - Special Initiative					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							
2.							
3.							

9116 - Gun Buyback TA Match					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9120 - Security Personnel					Total PHDEP Funding: \$ 11,756.00		
Goal(s)	To hire one security officer Monday-Friday and him to work several hours in each development						
Objectives	He will patrol both sites from 7-11 p.m., dividing the shift in half. He will fill out an incident report for each development so the director will always be aware is going on during the evenings. By doing this it will evaluate the effectiveness of the security services.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.			7/1/01	6/30/02	11,756.00	.00	The security will try to reduce the police reports to incidents by at least 50% and building from there.
2.							
3.							

9130 – Employment of Investigators					Total PHDEP Funding: \$ 11,526.00		
Goal(s)	The help curb crime and drug use by providing activities for our residents. There will be one investigator hired and that person will work from 8-5 p.m., Monday-Friday to set up the activities on a daily basis.						
Objectives	To try to eliminate the use of drugs and to do away with as much criminal activity as possible by involving some community organizations to contribute their services to the housing authority.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1.			7/1/01	6/30/02	11,526.00	.00	Sign in sheets will be used to measure participation and hopefully we plan to increase participation by 50%
2.							
3.							

9140 – Voluntary Tenant Patrol		Total PHDEP Funding: \$
Goal(s)		

Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9150 - Physical Improvements					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$ 998.00		
Goal(s)	To have events, which involve guest speakers like our police department, women together and the PSJA school district that will provide our tenants and their children with information about living drug free and off the streets.						
Objectives	By doing this we hope to assist and help deter our tenants from following the wrong paths during their lives.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1. Field trips to educational places like museums and the zoo	33	Youth	7/1/01	6/30/02	264.00	.00	Sign in sheets and hopefully get a response of at least a 50% increase.
2. Arts & Crafts/ sports tournaments	250	Youth	7/1/01	6/30/02	634.00	.00	Sign in sheets and hopefully get a 90% response rate throughout the reporting period.
3. Educational presentation with food	32	Adults & Youth	7/1/01	6/30/02	100.00	.00	Sign in sheets and an increase of about 10%.

9170 - Drug Intervention					Total PHDEP Funding: \$ 720.00		
Goal(s)	We plan to keep our tenants busy with activities and sports tournaments this way they will do positive things instead of drug and crime.						
Objectives	By intervening at an early stage this will keep a lot of our tenants off drugs and criminal activity. Especially since most of our kids are between the ages of 6 and 12 years. This is good age to intervene and keep them drug and crime free.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1. Activities/Travel/Food	30	Youth	7/1/01	6/30/2002	220.00	.00	Sign in sheets
2. Recreational equipment, by having equipment we to have our kids involved in sports or educational board games we keep them busy	400	Youth	7/1/01	6/30/2002	450.00	.00	Sign in sheets
3. Outreach services like educational speakers on drug and crime prevention	27	Youth	7/1/01	6/30/2002	50.00	.00	Sign in sheets

9180 - Drug Treatment					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Person s Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program Costs					Total PHDEP Funds: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Person s Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

Required Attachment __B__: Resident Member on the PHA Governing Board

1. ☒ Yes ☐ No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:
Rebecca Garcia

B. How was the resident board member selected: (select one)?

- ☐ Elected
☒ Appointed

C. The term of appointment is (include the date term expires): April 1, 2002 – March 31, 2004.

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- ☐ the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
☐ the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
☐ Other (explain):

B. Date of next term expiration of a governing board member: March 31, 2004

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Required Attachment ____C____: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Priscilla Castillo
Becky Garcia, Resident Commissioner
Maria Rosario Orozco
Maria Baldazo
Mary Vasquez

Required Attachment ____D____: Comments of the Resident Advisory Board or Boards

All the RAB comments are included:

Ms. Vasquez and Ms. Castillo, Recommended:

Need new screen doors for the units

Ms. Garcia and Ms. Orozco, Recommended:

Identify parking spaces for each unit,
More lighting in some areas of development,
Replace all kitchen and lavatory faucets,
Repair sidewalk and patios.

Ms. Baldazo, Recommended:

Trim trees and Replace roofing.

**Required Attachment ___E___: Reserved for Conversions to Section 22
of the U.S. Housing Act of 1937.**

This is to certify that the Housing Authority of the City of Alamo has reviewed the Poinsettia I & II, Bluebonnet and Macario Villarreal developments and determined that Voluntary Conversion to Section 8 vouchers is unfeasible due to lack of other affordable and/or standard rental housing in community.

- a. How many of the PHA's developments are subject to the Required Initial Assessments?

Four (4) developments

- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?

None

- c. How many Assessments were conducted for the PHA's covered developments?

Four (4) developments

- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name:	Number of Units
Poinsettia I	30
Poinsettia II	10
Bluebonnet	12
Macario Villarreal	20

- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:

Required Attachment __F__: Pet Policy

The Alamo Housing Authority has submitted the Pet Policy to the U.S. Department of Housing and Urban Development for review and approval.

PET POLICY

The resident will be required to pay a pet security of \$300.00 dollar per pet. The deposit is in case the pet causes damages to the unit or Housing Authority Property. The resident will be responsible for their pet. A limit of two pets per household will be allowed, no pets that are classified as dangerous and no exotic pets are allowed. If you are the caretaker of an animal for a friend, relative etc. you still have the same responsibilities as an owner.

The Housing Authority reserves the right to deny pet ownership if the pet is over fifteen pounds (Adult Dog) or if the tenant is unable to take proper care of the pet. The Housing Authority authorizes the project manager to remove from the project any pet whose conduct or condition is duly determined to constitute a nuisance (bother) or threat to the health or safety of other tenants or members in the project or persons in the surrounding community.

If you consider having a pet in your apartments the following items will need to be registered at the office:

- A. Immunization for the animal
- B. Liability insurance
- C. The office requires that you bring a picture of your pet to keep on file.

Remember that you will be responsible for your pet, and you will have a potential financial obligation as a tenant who owns or keeps a pet if the pet is aggressive or bites anyone.

If it is brought to your attention you have a pet and you have not paid a deposit and have not followed the instructions required to have a pet, you will be notified immediately and will have five days to pay the deposit required and bring the required information to the office. If you fail to comply with the pet rule you will be subject for termination/eviction of your contract.

Required Attachment __F__: DECONCENTRATION AND INCOME TARGETING POLICY

(of the Public Housing Admissions and Continued Occupancy Policy)

Sub-Title A., Section 513 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA), establishes two interrelated requirements for implementation by Public Housing Authorities: (1) Economic Deconcentration of public housing developments and

(2) Income Targeting to assure that families in the “extremely low” income category are proportionately represented in public housing and that pockets of poverty are reduced or eliminated. Under the deconcentration requirement, PHA's are to implement a program which provides that families with the lowest incomes will be offered units in housing developments where family incomes are the highest and high-income families will be offered units in developments where family incomes are the lowest. In order to implement these new requirements the PHA must promote these provisions as policies and revise their Admission and Occupancy policies and procedures to comply.

Therefore, the Alamo Housing Authority (PHA) hereby affirms its commitment to implementation of the two requirements by adopting the following policies:

A. Economic Deconcentration:

Admission and Continued Occupancy policies are revised to include the PHA's policy of promoting economic deconcentration of its housing developments by offering low-income families, selected in accordance with applicable preferences and priorities, units in developments where family incomes are highest. Conversely, families with higher incomes will be offered units in developments with the lowest average family incomes.

Implementation of this program will require the Alamo Housing Authority to: (1) determine and compare the relative tenant incomes of each development and the incomes of families in the census tracts in which the developments are located, and (2) consider what policies, measures or incentives are necessary to bring high-income families into low-income developments (or into developments in low-income census tracts) and low-income families into high-income developments (or into developments in high-income census tracts).

In addition, an assessment of the average family income for each development is necessary. Families will be provided with an explanation of the policy during the application/screening process and/or the occupancy orientation sessions and given opportunities to discuss the options available to them. The families will also be informed that should they choose not to accept the first unit offered under this system, their refusal would not be cause to drop their name to the bottom of the list.

Implementation may include one or more of the following options:

- Skipping families on the waiting list based on income;
- Establishing preferences for working families;
- Establish preferences for families in job training programs;
- Establish preferences for families in education or training programs;
- Marketing campaign geared toward targeting income groups for specific developments;
- Additional supportive services;
- Additional amenities for all units;

- Ceiling rents;
- Flat rents for developments and unit sizes;
- Different tenant rent percentages per development;
- Different tenant rent percentages per bedroom size;
- Saturday and evening office hours;
- Security Deposit waivers;
- Revised transfer policies;
- Site-based waiting lists;
- Mass Media advertising/Public service announcements; and
- Giveaways.

B. Income Targeting

As public housing dwelling units become available for occupancy, responsible PHA employees will offer units to applicants on the waiting list. In accordance with the Quality Housing and Work Responsibility Act of 1998, the PHA encourages occupancy of its developments by a broad range of families with incomes up to eighty percent (80%) of the median income for the jurisdiction in which the PHA operates. At a minimum, 40% of all new admissions to public housing **on an annual basis** will be families with incomes at or below thirty percent (30%) (extremely low-income_ of the area median income. The offer of assistance will be made without discrimination because of race, color, religion, sex, national origin, age, handicap or familial status.

The PHA may employ a system of income ranges in order to maintain a public resident body composed of families with a range of incomes and rent paying abilities representative of the range of incomes among low-income families in the PHA's area of operation, and will take into account the average rent that should be received to maintain financial solvency. The selection procedures are designed so that selection of new public housing residents will bring the actual distribution of rents closer to the projected distribution of rents.

In order to implement the income-targeting program, the following policy is adopted:

- S The PHA may select, based on date and time of application and preferences, two
(2) families in the extremely low-income category and two(2) families from the lower/very low-income category alternately until the forty percent (40%) admission requirement of extremely low-income families is achieved (2 plus 2 policy).
- S After the minimum level is reached, all selections may be made based solely on date, time and preferences. Any applicants passed over as a result of implementing this 2 plus 2 policy will retain their place on the waiting list and will be offered a unit in order of their placement on the waiting list.

- S To the maximum extent possible, the offers will also be made to effect the PHA's policy of economic deconcentration.
- S For the initial year of implementation, a pro-rated percentage of the new admissions will be calculated from April 1, 1999 through the end of the fiscal year. Following the initial implementation period, the forty percent (40%) requirement will be calculated based on new admissions for the fiscal year.
- S The PHA reserves the option, at any time, to reduce the targeting requirement for public housing by no more than ten percent (10%), if it increases the target figure for its Section 8 program from the required level of seventy-five percent (75%) of annual new admissions to no more than eighty-five percent (85%) of its annual new admissions.